

164/78

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 25330

BEING A DIVISION OF A PORTION OF LOT 6 IN BLOCK 67 OF TRACT NO 2 OF LA SIERRA HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 66 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIF., LYING IN A PORTION OF SECTION 10, T.35., R.6W.

DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CA.

JAN. 1990

RECORDER'S STATEMENT

Filed this 12th day of July, 1990
At 8:30 AM in Book 164 of Parcel
Maps at pages 78-79 at the request of the
City Clerk
Fees: \$800
No. 257376
William E. Gorderly, County Recorder
By: Santa Ragan, Deputy
Subdivision Guarantee: First American Title Insurance Co.

CITY ENGINEER'S STATEMENT

This map has been examined this 5th day of July, 1990, and it conforms with the requirements of the Subdivision Map Act and Title 18 of the Riverside Municipal Code. The tentative map was approved on Nov. 22, 1989.
Barry Beck R.C.E. 20900
City Engineer - Lic. Exp. 9-30-93
By: Barry Beck

TAX COLLECTOR'S STATEMENT

I hereby state that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid state, county municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 800.00
Date June 15 1990
R. Wayne Watts
County Tax Collector
By: Angie M. Conti, Deputy

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ 800.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon payment of all taxes, state, county, municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.
Date July 11, 1990
Gerald A. Maloney
Clerk of the Board of Supervisors
Cash Tax Bond
R. Wayne Watts
County Tax Collector
By: Braun Puerto, Deputy

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Clem Young on Sept. 22, 1989. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if I also hereby state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.
Date Jan 30, 1990
Douglas W. Beecroft

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Parcel Map as shown within the distinctive border line.

Clemson E. Young Rosie L. Young
CLEMSON E. YOUNG ROSIE L. YOUNG

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } s.s.
On this 13 day of June, 1990, before me, W.A. Hall, a Notary Public in and for said State, personally appeared Clemson E. Young & Rosie L. Young (personally known to me) (proved to me on the basis of satisfactory evidence) to be the persons described in, and whose name(s) they subscribed to the within instrument and acknowledged to me that they executed the same.
My commission expires 2-26-91 Witness my hand and official seal.
W.A. Hall
Notary Public in and for said State

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.
DATED 6/15/90 Barbara J. Steckel
City Treasurer
By: W.A. Hansen

UTILITY EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THE ANNEXED MAP.

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO LA SIERRA HEIGHTS WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS, FOR CONVEYING AND DISTRIBUTING WATER FOR DOMESTIC AND IRRIGATION PURPOSES, AS SET OUT IN DEED RECORDED MAY 17, 1911 IN BOOK 327 PAGE 227 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

RIGHTS OF WAY AND WATER RIGHTS AS GRANTED TO TWIN BUTTES WATER COMPANY, A CORPORATION, TOGETHER WITH RIGHT OF ENTRY FOR THE PURPOSE OF LAYING, MAINTAINING AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES, AS SET OUT IN DEED RECORDED AUGUST 11, 1919 IN BOOK 508 PAGE 101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATED JULY 3, 1990

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
By: Dieter P. Witzfeld

"POTENTIAL LIQUEFACTION"

ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMIT.

UTILITIES CERTIFICATE

I hereby certify as follows:

Water Facilities

Water Connection Charges and Backup Facility Capacity Charge have been paid for Parcel #1. No Water Fees and Charges collected for Parcel #2.

Electric Facilities

The subdivider has not installed electric facilities, has not deposited fees nor made arrangements and provisions for installation of electric facilities necessary to provide electric service to all Parcels.

Easements

All Public Utility easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside.

BILL D. CARNAHAN
Director of Public Utilities

Dated: JULY 3, 1990

By: Dieter P. Witzfeld



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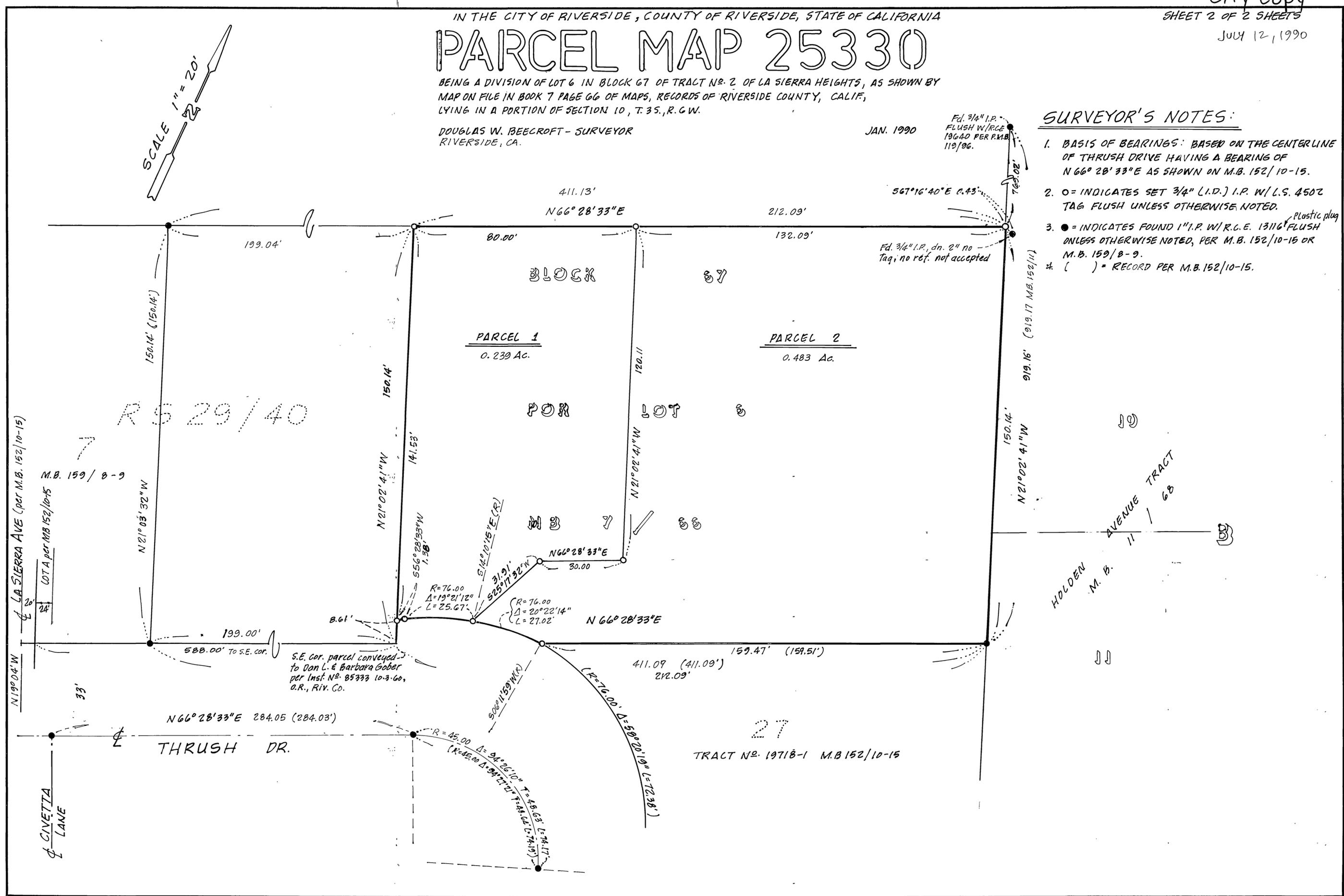
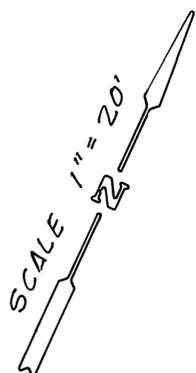
DOUGLAS W. BEECROFT - SURVEYOR
RIVERSIDE, CA.

JAN. 1990

Fd. 3/4" I.P.
FLUSH W/RCE
19640 PER R.M.B.
119/96.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS: BASED ON THE CENTERLINE OF THRUSH DRIVE HAVING A BEARING OF N 66° 28' 33" E AS SHOWN ON M.B. 152/10-15.
2. O = INDICATES SET 3/4" (I.D.) I.P. W/L.S. 450Z TAG FLUSH UNLESS OTHERWISE NOTED.
3. ● = INDICATES FOUND 1" I.P. W/R.C.E. 13116 FLUSH UNLESS OTHERWISE NOTED, PER M.B. 152/10-15 OR M.B. 159/8-9.
4. () = RECORD PER M.B. 152/10-15.



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